

WILLIAM
PEDUTO



KARINA RICKS
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

January 26, 2021

President and Members
City Council
City of Pittsburgh

**RE: 915 RIDGE AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 915 Ridge Avenue, in the 22nd Ward, 1st Council District, as shown on the attached plan. The zoning in this area is EMI. A copy of the request is also attached.

COMMUNITY COLLEGE OF ALLEGHENY COUNTY, is proposing to properly permit an existing set of historical stone steps that utilize a small portion of the right of way.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to read "KARINA RICKS".

Karina Ricks
Director

KR:JM
Attachments



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

Application for an Encroachment on City Dedicated Right-Of-Way

Date 10/26/2020

Applicant Name Nathan Simpson

Property Owner's Name (if different from Applicant) Community College of Allegheny County (James Messer)

Address 915 Ridge Ave Pittsburgh, PA 15212

Phone Number: 724-622-7758 Alternate Phone Number: 412-237-3108

Location of Proposed Encroachment: 915 Ridge Ave Pittsburgh, PA 15212

Ward: 22nd Council District: 1 Lot and Block 7-H-339

What is the properties zoning district code? EMI (zoning office 255-2241)

Is the existing right-of-way, a street or a sidewalk? sidewalk

Width of Existing Right-of-Way (sidewalk or street): 11.18 feet (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 108.92 ft (Before encroachment)

Width of Proposed Encroachment: 2.89 feet

Length of Proposed Encroachment: 15.00 feet

Number of feet the proposed object will encroach into the ROW: 2.89 feet

Reason for application: DOMI requested encroachment permitting for existing steps that

have been in place for many years

*****PLEASE ATTACH ALL ADDITIONAL INFORMATION*****



COMMUNITY COLLEGE
OF ALLEGHENY COUNTY
Office of College Services
800 Allegheny Avenue
Pittsburgh, PA 15233-1895
Ph: 412.323.2323
Fax: 412.237.3037
ccac.edu

Community College of Allegheny County
James (J.B.) Messer
Vice President & Chief Facilities Officer
800 Allegheny Avenue, Room 419
Pittsburgh, Pennsylvania 15233

November 9th, 2020

Karina Ricks
Director of Mobility and Infrastructure
City of Pittsburgh
Department of Mobility & Infrastructure
611 Second Avenue
Pittsburgh, Pennsylvania 15219

RE: Encroachment Application Packet – Letter to the Director
Community College of Allegheny County
Chalfant Hall Renovations
915 Ridge Avenue, Pittsburgh, Pennsylvania 15233
DCP-ZDR-2020-0354
Request for Encroachment Permit Approval

Dear Karina Ricks,

The Community College of Allegheny County (CCAC) has plans to renovate the Chalfant Hall building located at 915 Ridge Avenue in Pittsburgh. The building is a four-story historic structure constructed around 1900. The renovations of the approximately 17,600 square foot space will include offices, conference/meeting rooms, instructional spaces, labs, recording spaces, storage, utility rooms, restrooms, reception/security areas, along with exterior site improvements to the adjacent ADA walkways, parking lot, landscaping, and sidewalks along Ridge Avenue.

An encroachment permit was requested by the Department of Mobility and Infrastructure during the project pre-review meeting on October 8, 2020 related to a set of existing stone steps located at the front entrance to Chalfant Hall. The existing 15.00-foot wide set of steps currently encroaches 2.89 feet into the public right-of-way at the sidewalk; however, no modifications or new construction is proposed at these steps as part of this project. The existing sidewalk width leading to the existing encroachment is approximately 11.18' at this location, being reduced to 8.29 feet at the encroachment itself. CCAC is seeking encroachment permit approval for these existing historic steps without further modifications. Please contact the project consultant Cosmos Technologies, Inc. (Nathan Simpson) at 724.622.7758 or nsimpson@cosmostechnologiesinc.com if you require any additional information to process the application.

Sincerely,
James Messer
James Messer
Vice President & Chief Facilities Officer

RIDGE AVE. - 60'

ASPHALT SURFACE

2

6

7

N/F
COMMUNITY COLLEGE OF
ALLEGHENY COUNTY
D.B.V. 2864, PG. 334
BLOCK 8-E, LOT 248

PROJECT TYPE:
**CCAC CENTER
FOR FACULTY
INNOVATION**

915 RIDGE AVENUE
PITTSBURGH, PA 15233
CITY OF PITTSBURGH
ALLEGHENY COUNTY

OWNER:
**COMMUNITY
COLLEGE OF
ALLEGHENY COUNTY**

800 ALLEGHENY AVENUE
PITTSBURGH, PA 15233

CONTACT INFORMATION:
JAMES B. MESSER
VICE PRESIDENT & CHIEF FACILITIES
OFFICER,
COMMUNITY COLLEGE OF ALLEGHENY
COUNTY FACILITIES MANAGEMENT,
800 ALLEGHENY AVE; ROOM 419
PIITTSBURGH, PA 15233,
(412)237.3108; FAX: 412.237.3113
MOBILE: 405.615.2820

ZONING REVIEW NUMBER:
DCP-ZDR-2020-0354

ENCROACHMENT PERMIT SURVEY PLAN

D.B.V. 2864, PG. 334
BLOCK 8-E, LOT 248

EXISTING BUILDING

FENCE 11.16'

WALL

S 22°12'10" E 194.73'

FENCE

FENCE X CURB

CONCRETE WALK

CONCRETE SIDEWALK N 68°09'00" E 108.92'

WALL 2.89'

CONCRETE WALK 29.81±

EX. STEPS 10.15'

CONCRETE WALK 7.96'

PORCH 13.52'

CHALFANT HALL

EXISTING BUILDING

WALL

12.18'

2.10'

185.90' N 22°12'10" W

2.10'

2.10'

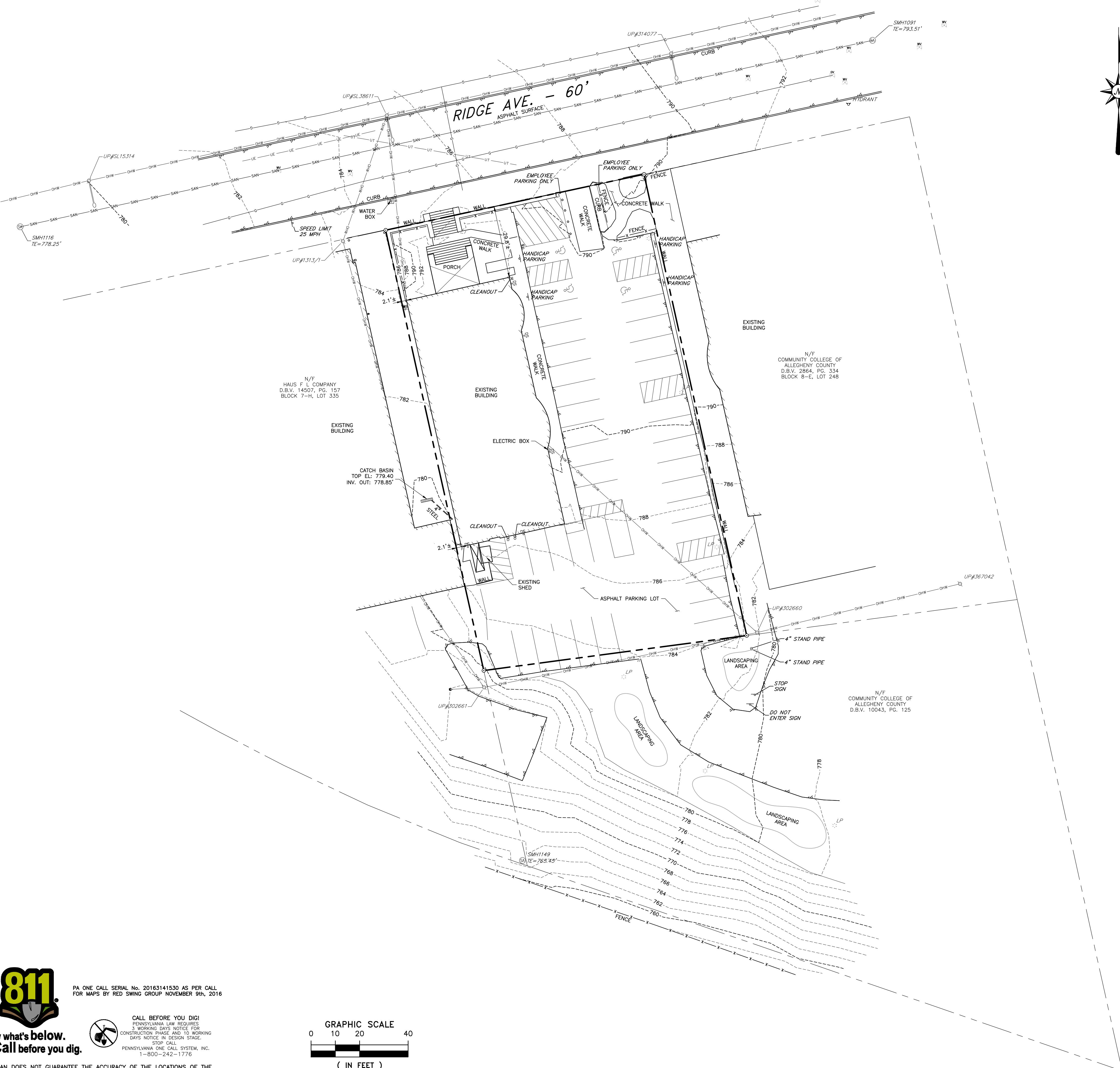
2.10'

STEEL

0 20 40

N/F HAUS F L COMPANY
D.B.V. 14507, PG. 157
BLOCK 7-H, LOT 335

EXISTING BUILDING



PA ONE CALL SERIAL No. 20163141530 AS PER CALL
FOR MAPS BY RED SWING GROUP NOVEMBER 9th, 2016



GRAPHIC SCALE

0 10 20 40

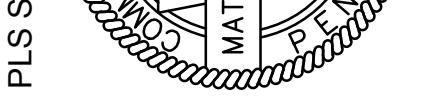
(IN FEET)

1 inch = 20 ft.

1 inch = 20 ft.

IF THIS DRAWING IS LESS THAN 24" X 36" IT IS A REDUCED SIZE DRAWING

A black and white map showing a residential area with a grid of streets. The map includes labels for 'WESTERN AVE.', 'RIDGE AVE.', 'GARFIELD AVE.', 'ALLEGHENY AVE.', and 'NORTH SHORE DR.'. A large, irregularly shaped area in the lower right is shaded. A compass rose in the bottom left indicates North. A label 'SITE' with an arrow points to a specific location in the lower-left quadrant of the shaded area.

	
<p>PLS SEAL</p>	
<p>ACKNOWLEDGEMENT OR "SIGN-OFF" BY PARTIES TO THE CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE ALTERATION OF LEASE TERMS. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAME IS STRICTLY PROHIBITED. IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE WORKING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.</p>	

LEGEND	
— — — — —	PROPERTY LINE
— — — — —	ADJACENT PROPERTY
— — — 100 — — —	1 FT. INT. CONTOUR
— — — 105 — — —	5 FT. MAIN CONTOUR
— x — x — x — x —	FENCE
— G — G —	GAS SERVICE LINE
— W — W —	WATER SERVICE LINE
— UT — UT — UT — UT —	UNDERGROUND TELECOM.
— UE — UE — UE — UE —	UNDERGROUND ELECTRIC
— OHW — OHW — OHW —	OVERHEAD WIRES
— SAN — SAN — SAN —	SANITARY SEWER LINE
— = — = — = — =	STORM SEWER LINE
◎ PROPERTY CORNER	◎ UTILITY POLE
○ FIRE HYDRANT	○—○ GAS METER
W WATER VALVE	GW GAS VALVE
W WATER CONTROL BOX	○ G GAS POLE MARKER
DS DOWNSPOUT	CO CLEANOUT
LIGHT POLE	● GUY WIRE
SA SANITARY MANHOLE	INLET

OTES

THE BASIS OF BEARINGS IS BASED ON JOHN SIMPSON PLAN OF LOTS P.B.V. 4, PG. 53.

THE ELEVATION DATUM IS NAVD88 DERIVED FROM GPS DATA.

THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM UTILITY COMPANIES BY A PA ONECALL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRIZE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND UTILITY ENCUMBRANCES THAT ARE IDENTIFIED IN THE CHAIN OF TITLE OR ARE VISIBLE ON THE PREMISES. ANY INFORMATION PROVIDED BY THE CLIENT OR LISTED IN THE DEEDS OF RECORD IS SHOWN ON THIS PLAN.

RED SWING GROUP RESERVES THE RIGHT TO REVISE THIS DRAWING IF ADDITIONAL INFORMATION IS FOUND OR SUPPLIED IN THE FUTURE.

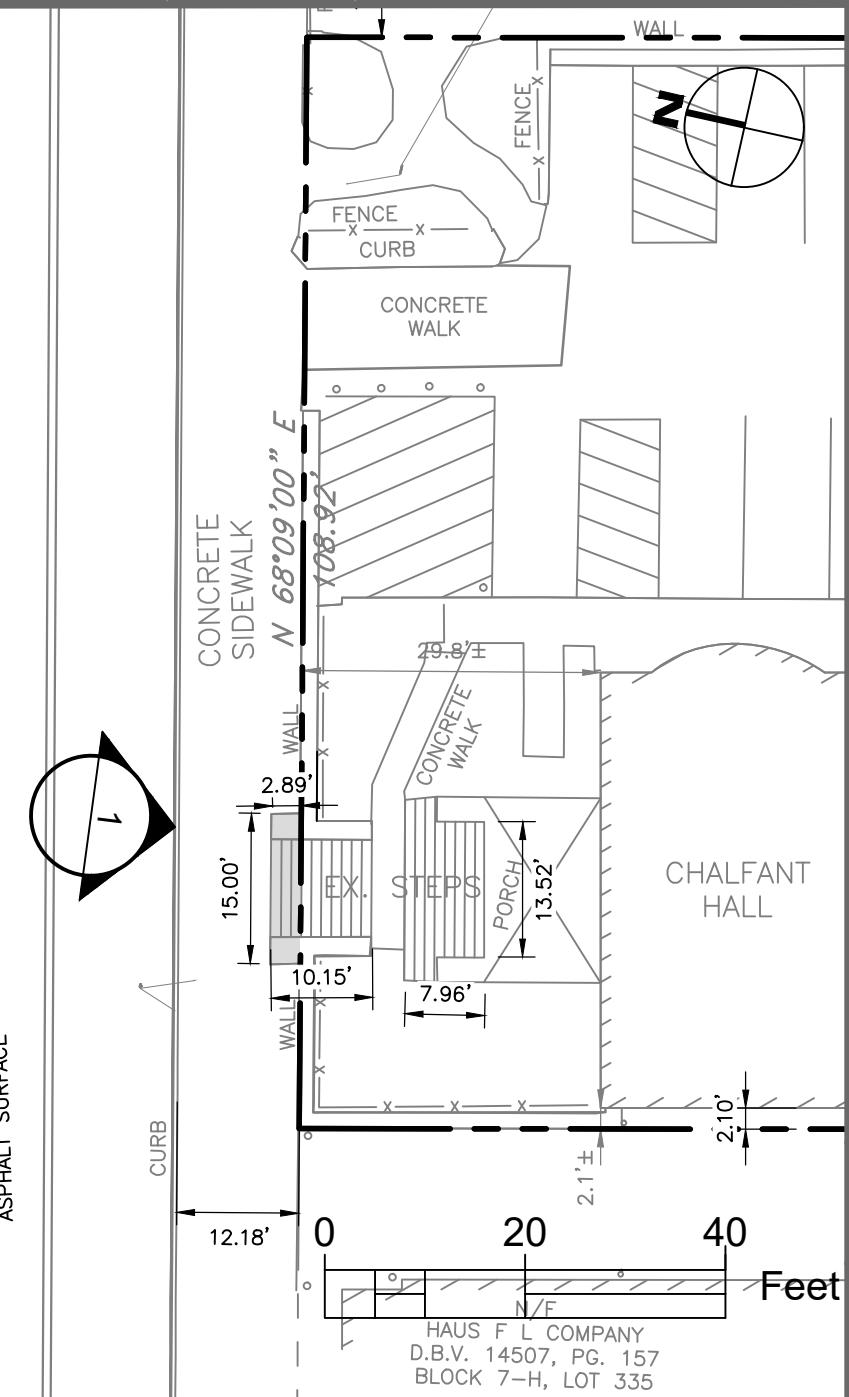
OJ NO:	19-1560
ALE:	AS SHOWN
TE:	01/22/2020
AWN BY:	MFS
ECKED BY:	MCB
PROVED BY:	MCB
HEET TITLE:	
TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY	
HEET NO.	
1 OF 1	



INSET IMAGE 1 : EXISTING STEPS ENCROACHING ON RIDGE AVENUE RIGHT-OF-WAY

(NOTE : STEPS ARE PART OF HISTORIC BUILDING AT 915 RIDGE AVENUE AND WILL NOT BE MODIFIED AS PART OF THIS PROJECT)

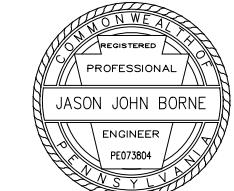
RIDGE AVE. - 60'
ASPHALT SURFACE



CONSULTANT'S LOGO:



CONSULTANT'S SEAL:



PROJECT TYPE:
**CCAC CENTER
FOR FACULTY
INNOVATION**

915 RIDGE AVENUE
PITTSBURGH, PA 15233
CITY OF PITTSBURGH
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(412) 237.3108; FAX: 412.237.3113
MOBILE: 405.615.2820

ZONING REVIEW NUMBER:

DCP-ZDR-2020-0354

**ENCROACHMENT
PERMIT PLOT PLAN**



CERTIFICATE OF LIABILITY INSURANCE

DATE
11/2/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Gary Meinen		
	PHONE (A/C, No. Ext): 412-863-4749	FAX (A/C, No): 844-774-3400	
	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC#
INSURED	INSURER A : Liberty Mutual Fire Insurance Company		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	TB2-631-510742-020 Master Policy	10/7/2020	6/29/2022			EACH OCCURRENCE	\$ 2,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGES TO RENTED PREMISES(Ea occurrence)	\$ 50,000
	<input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS-COMP/OP AGG	\$10,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC							
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	
	ANY AUTO						BODILY INJURY(Per person)	
	ALL OWNED AUTOS						BODILY INJURY(Per accident)	
	Hired Autos						PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB EXCESS LIAB						EACH OCCURRENCE	
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	
	DED <input type="checkbox"/> RETENTION \$							
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU- TORY LIMITS	OTH- ER
							E.L. EACH ACCIDENT	
							E.L. DISEASE – EA EMPLOYEE	
							E.L. DISEASE – POLICY LIMIT	
	OTHER							

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Community College of Allegheny County Center for Faculty Innovation – Phase 0 & 1 (10/7/2020) OWNER CONTROLLED INSURANCE PROGRAM FOR SITE CONSTRUCTION ACTIVITIES. The City of Pittsburgh is listed as an Additional Insured for General Liability, as its interest may appear, for the Community College of Allegheny County Project, Curb Cut Permit and, Encroachment Permit.

CERTIFICATE HOLDER

CANCELLATION

City of Pittsburgh Department of Mobility and Infrastructure 611 Second Avenue Pittsburgh, PA 15219	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Gary Meinen</i>